



**Figure I-2: Initial Participating Planning Areas Regulated by GDP**

## B. Zoning for Regulatory Guide

As noted in Section 1.2, full land use and zoning entitlements for this GDP were initially granted to one participating planning area in Village 7 (the Lewis Property). While the Specific Plan provides a vision for all of Village 7's ultimate land uses, the regulatory guide in this section focuses on the geographic area of Village 7 that is subject to this GDP. Figure 3-1 illustrates the zoning established for the Lewis Property (consistent with Section 4, Land Use, of the Specific Plan), which is summarized in Table 3-1. It is from this land use plan that the regulatory guide outlined in this section is derived.

**Table 3-1: Zoning Summary for Initial Planning Area**

Zoning		Acreage	Units
<b>Residential</b>			
VCE	Country Estates	4.5 ac.	7 du
VLDR	Low Density Residential	<del>106.1</del> 110.7 ac.	<del>617</del> 628 du
VMDR	Medium Density Residential	<del>116.4</del> 115.3 ac.	<del>1,074</del> 1,063 du
VHDR	High Density Residential	37.4 ac.	772 du <sup>1</sup>
<i>Subtotal</i>		<del>264.4</del> 267.9 ac.	2,470 du
<b>Commercial</b>			
VMU	Village Mixed Use Commercial	9.2 ac.	
VMU	Village Mixed Use (Community Center)	3.0 ac.	
<i>Subtotal</i>		12.2 ac.	
<b>Open Space and Parks</b>			
VOS	Open Space Preserve	<del>121.9</del> 122.8 ac.	
VOS	Linear Parkway	<del>35.5</del> 34.6 ac.	
VOS	Major Paseos	<del>5.8</del> 5.3 ac.	
VPR	Park & Recreation	<del>45.3</del> 44.4 ac.	
<i>Subtotal</i>		<del>209.0</del> 207.1 ac.	
<b>Public</b>			
ES	Elementary School	12.0 ac.	
ROW	Major Roadways	<del>18.3</del> 16.7 ac.	
<i>Subtotal</i>		<del>30.3</del> 28.7 ac.	
<b>TOTAL</b>		<b>515.9 ac.<sup>2</sup></b>	<b>2,470 du</b>

<sup>1</sup> Includes 202 VHDR dwelling units of holding capacity for the 9.2-acre VMU parcel.

<sup>2</sup> Acreage includes the 514.6 acre Lewis Property and the 1.3 acre Moore Road Triangle.





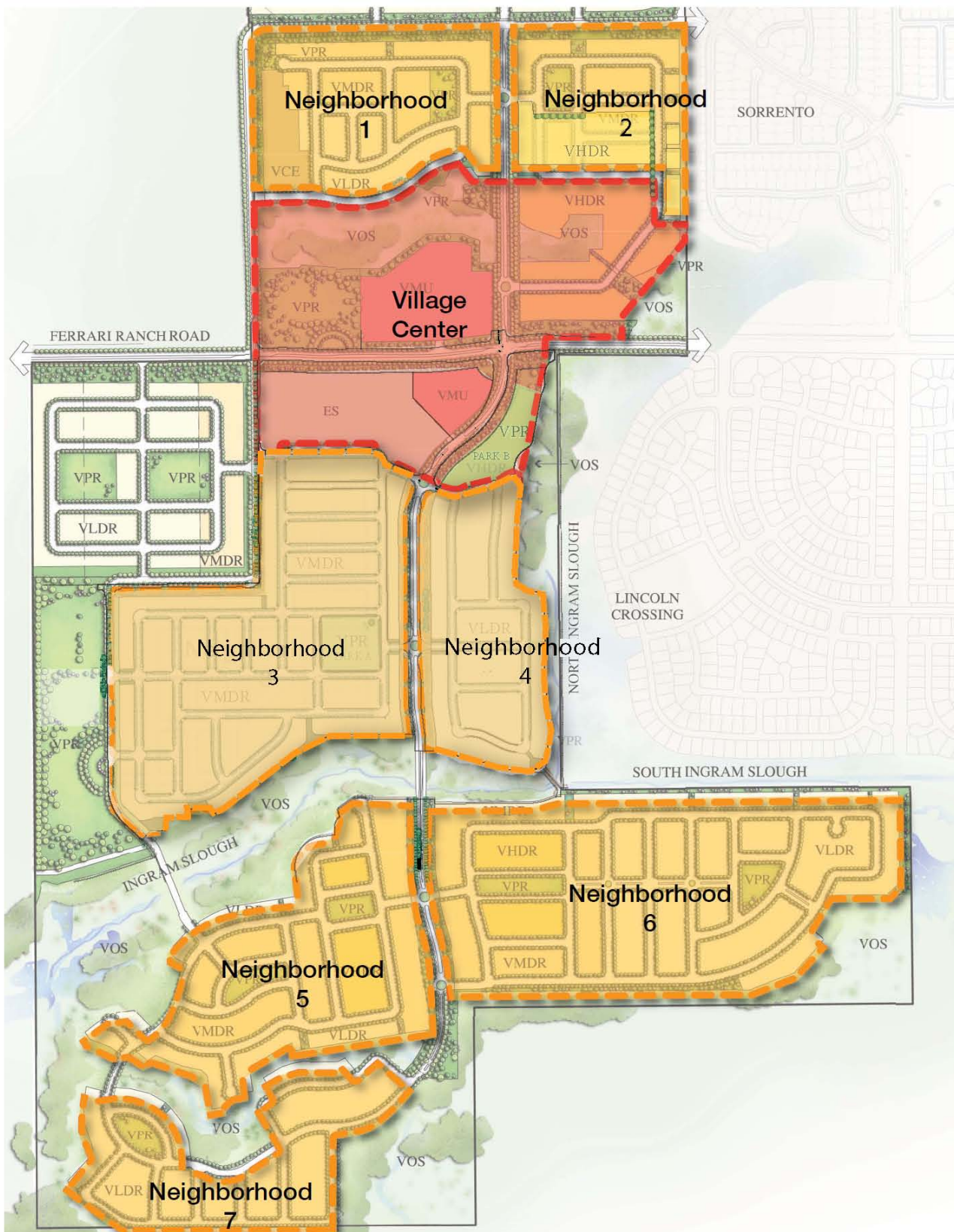


Figure 3-2: Neighborhood Boundaries



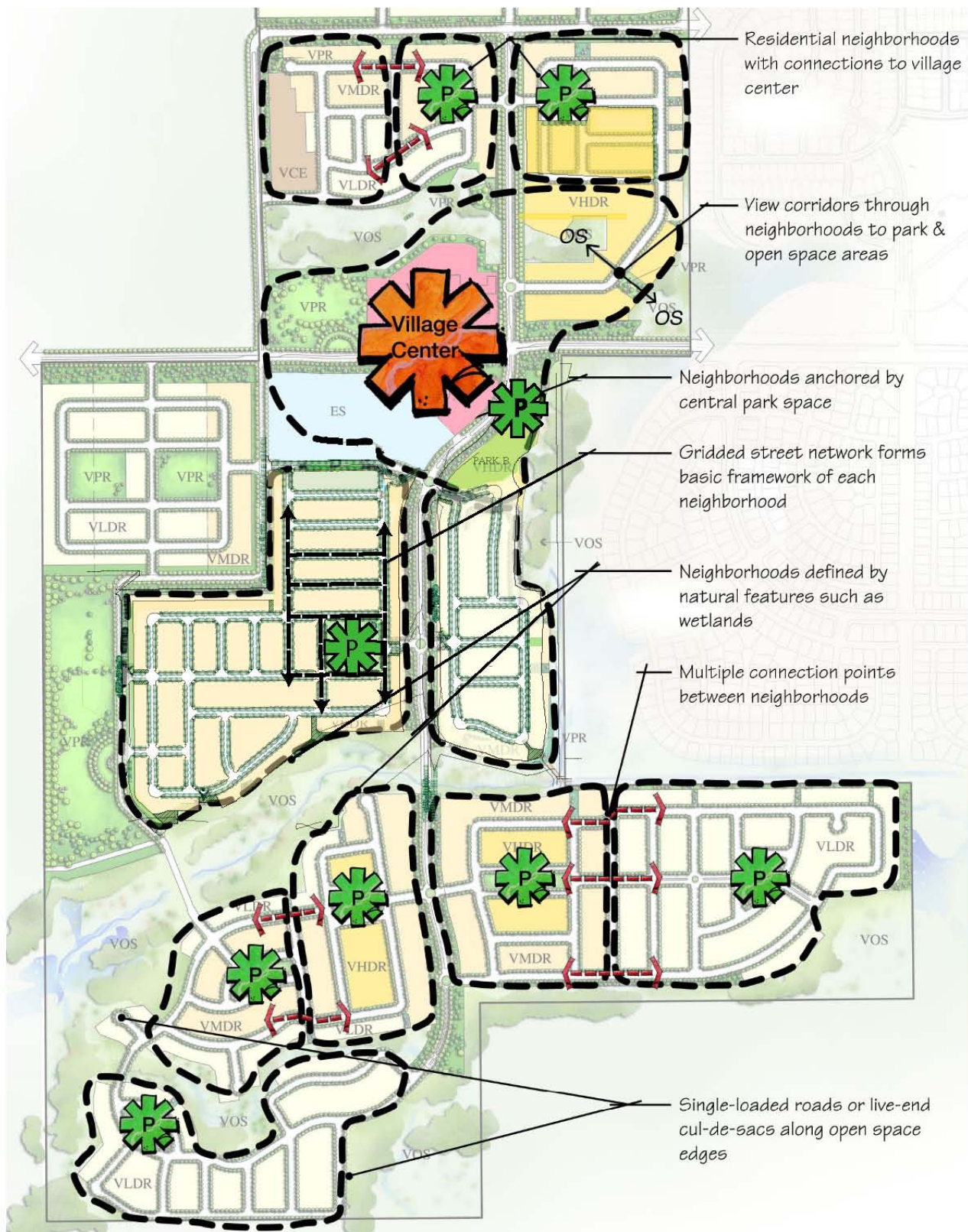


Figure 3-3: Development Pattern Regulating Plan



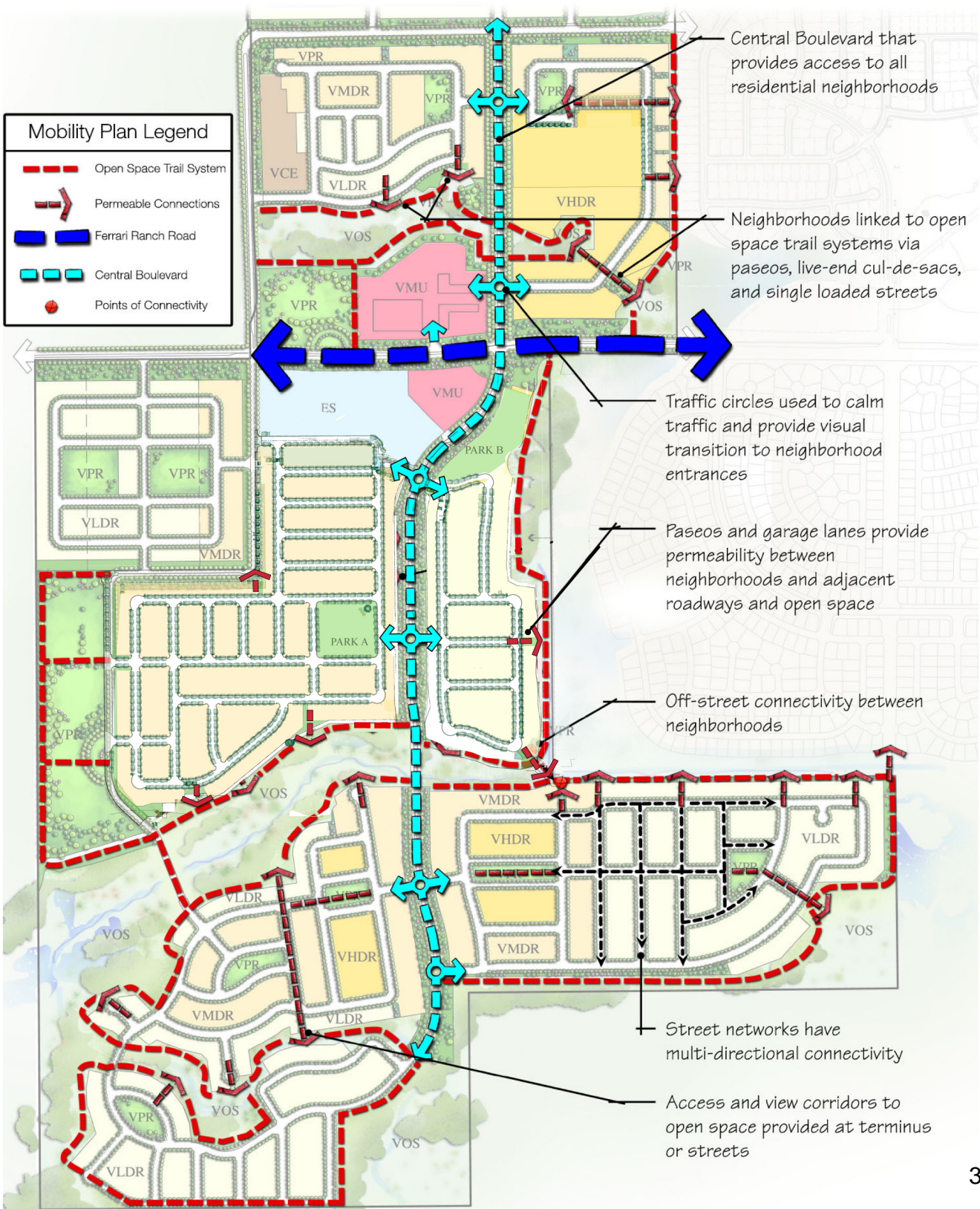
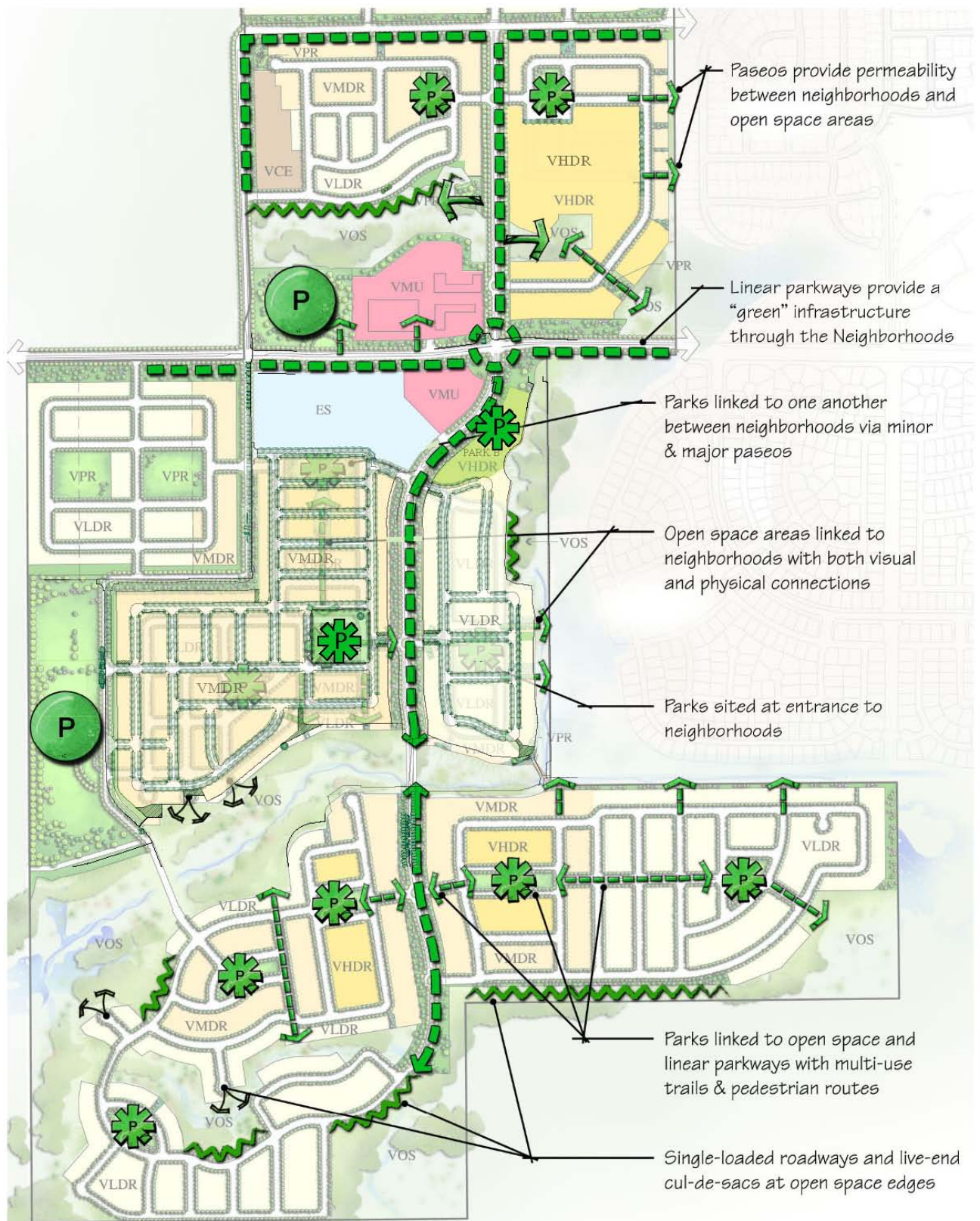


Figure 3-4: Mobility Systems Regulating Plan

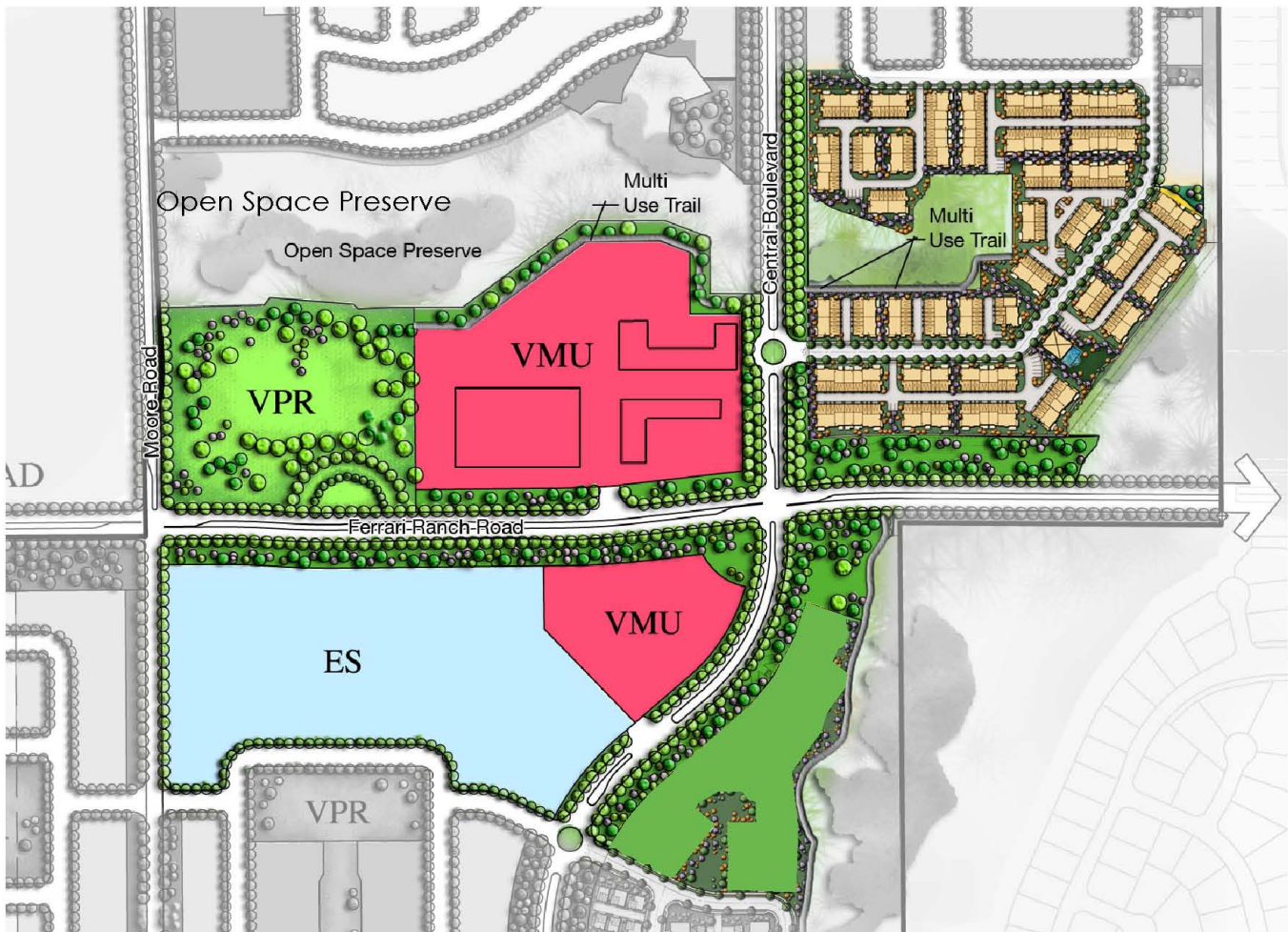




**Figure 3-5: Parks and Open Space Regulating Plan**



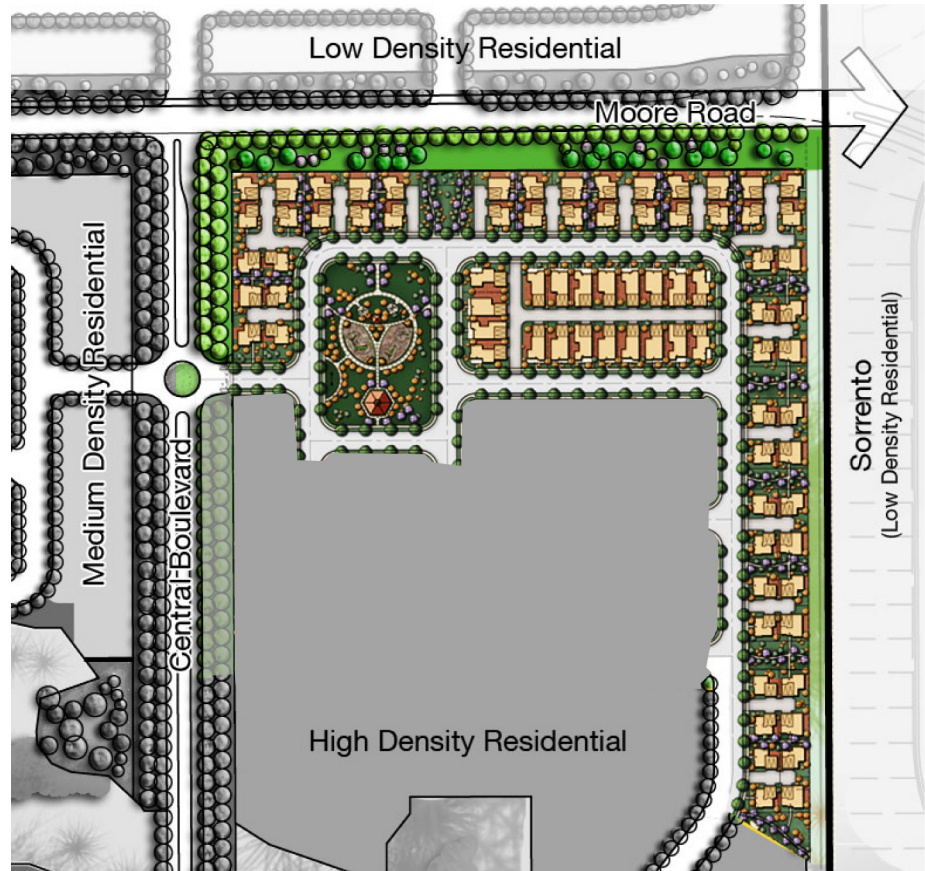
features, entries, and fenestration that engage the public realm. The organization of buildings should also lend themselves to connectivity between parcels, with a development pattern that facilitates walking between uses and does not create hard edges or physical barriers along property lines. This will ensure that the Village Center parcels are permeable between one another and are closely integrated with the surrounding residential neighborhoods.



**Figure 3-6: Village Center Parcels**

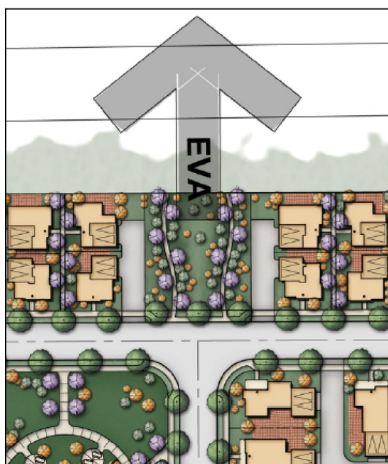


## C. Neighborhood 2



**Figure 3-8: Conceptual Design for Neighborhood 2**

The physical design of this residential neighborhood should be guided by the following principles:



Emergency vehicle access provided along Moore Road via a neighborhood paseo

- ☐ The development pattern of streets and blocks should consist of a modified grid, as conceptually illustrated in Figure 3-8, above, with the roadway network responding to the location of Moore Road and the Central Boulevard.
- ☐ The primary entrance into the neighborhood from the Central Boulevard should open on to a park.
- ☐ Automobile access points should be provided from the Central Boulevard along the western edge of the neighborhood, and from the Village Center residential (HDR) parcel to the south. In addition, an emergency vehicle access route should be provided along the northern neighborhood edge, via a major paseo that aligns with the interior street network.
- ☐ In order to create view corridors through the neighborhood and out to its edges, major paseos should be sited strategically through



### D. Neighborhood 3

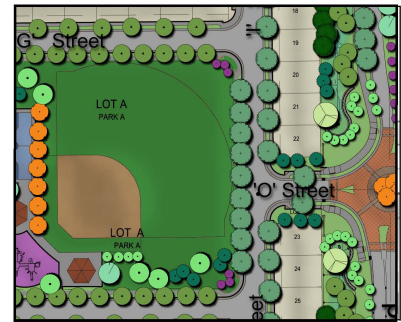


**Figure 3-9: Conceptual Design for Neighborhood 3**

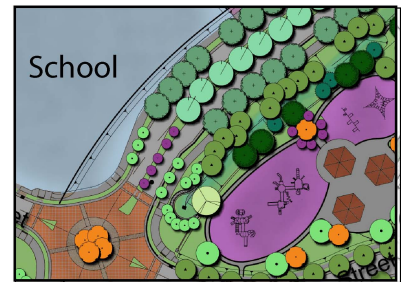


The physical design of this residential neighborhood should be guided by the following principles:

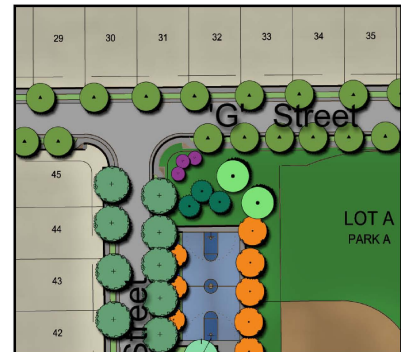
- ❑ The development pattern of streets and blocks should consist of a modified grid, as conceptually illustrated in Figure 3-9, with the roadway network responding to the Central Boulevard, roadways in the adjacent “Remainder Area”, and the edges of the open space preserve.
- ❑ Automobile access points should be provided from the Central Boulevard along the eastern edge of the neighborhood, and from a secondary collector street along the western edge of the neighborhood.
- ❑ Automobile entrances into the neighborhood from the Central Boulevard should open on to a park.
- ❑ A neighborhood street should create the interface between residential portion of the neighborhood and the adjacent school.
- ❑ A central east/west automobile corridor should be provided through the neighborhood and terminate at the Community Park. ~~This street should incorporate traffic calming measures such as roundabouts, corner bulb-out's, or other features to slow traffic speeds.~~
- ❑ In order to create view corridors through the neighborhood and out to its edges, ~~major paseos and live-end cul-de-sacs~~ should be sited strategically through the neighborhood and respond to the street layout and enhance view sheds into adjacent open space preserves and linear parkways~~the gridded development pattern. Where paseos are used to create a view/access corridor from the neighborhood's edge to its interior, the paseo should be aligned with a street to create a linear, unobstructed passageway.~~
- ❑ To enhance permeability in and out of the neighborhood, automobile access points and paseos should be enhanced with landscape corridors and pedestrian lotting patterns ~~and corresponding home siting should utilize minor paseos and garage lanes to create additional view corridors and~~ passageways from the neighborhood's interior to edge roadways and open space areas.
- ❑ Homes should be oriented to the park, both through lotting pattern and building placement, such that front doors, porches, and fenestration frame the space and activate the streetscape.
- ❑ A north/south linear paseo linkage should be provided ~~through the residential blocks, which provides a view corridor and to create~~ pedestrian connection between the neighborhood's northern and central park spaces. Residential units should be oriented to this linkage, with front doors, porches, and fenestration that visually activate the corridor.
- ❑ ~~Attached or e~~Compact, small lot housing types should flank, or be sited in proximity to, the northern park near the school site. The



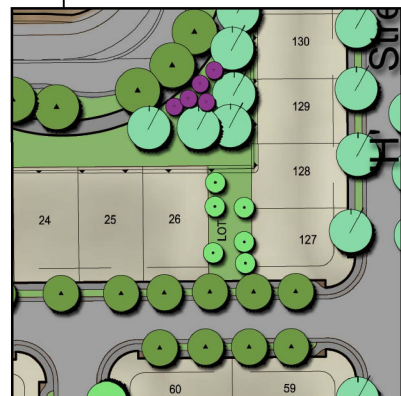
Automobile entrances into the neighborhood open on to a park



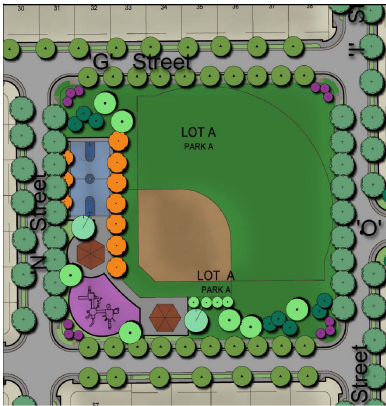
Neighborhood street provided as interface between school and park.



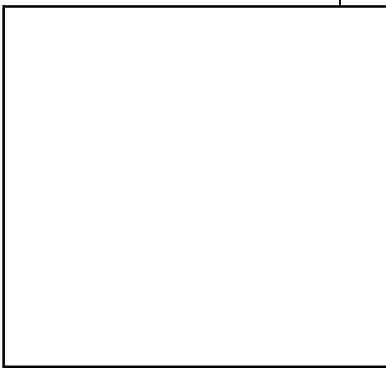
Homes oriented to the neighborhood's parks.



Lotting patterns and home siting create paseos that provide view corridors in and out of neighborhood



Compact development housing types flank the neighborhood's park



Live-end cul-de-sacs provide visual and physical access to open space areas



Multi-family homes front onto northern neighborhood park

units shall be sited along side the park to define its edge and frame the public space.

- ☐ ~~Where HDR units have a direct interface with a park site, they should be oriented to the park space, using features such as front doors, porches, stoops, balconies, and/or fenestration that look onto the park and visually define the edge.~~
- ☐ ~~Homes should be oriented to the linear parkways along the Central Boulevard and the western edge of the neighborhood, as well as the community park, such that front doors, porches, fenestration, and other features activate these streetscapes and visually integrate them with the entire neighborhood.~~
- ☐ Fencing (and walls) along neighborhood edges should be provided where needed to create private yard spaces for individual homes. Fencing (and walls) should not to be used to create a hard edge that blocks views in and out of the neighborhood. Where adjacent to a linear parkway, such as on the Central Boulevard or western access road, fencing should be designed in a manner that complements the scale and character of the home and does not create a visual barrier between the street and the homes. Where homes back to open space features, fencing should be used to define individual yard spaces, while remaining visually penetrable and not creating a hard edge. (See Section 7.3 for fence requirements.)
- ☐ Where residential units back onto open space areas, paseos or live-end cul-de-sacs should be provided at regular intervals, which are aligned with the street network and provide visual and physical access to the open space.
- ☐ At least ~~four~~three different housing types should be provided throughout the neighborhood, including both single-family detached, single-family attached, and multi-family attached, as provided for in Section 4.2 of this GDP. This could include a mixture of compact housing types~~conventional front-loaded homes, cluster homes, paired homes, and attached townhomes or stacked flats.~~
- ☐ The distribution of housing types through the neighborhood should be seamless, as conceptually illustrated in Figure 3-9. Each street and/or block should be designed to accommodate different housing types, such that no visual barriers are created within the neighborhood.



A central east/west corridor provides a automobile and pedestrian cross connection through neighborhood, linking park spaces



## E. Neighborhood 4

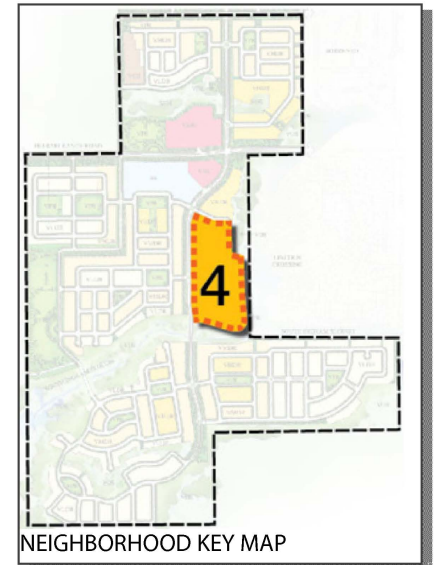
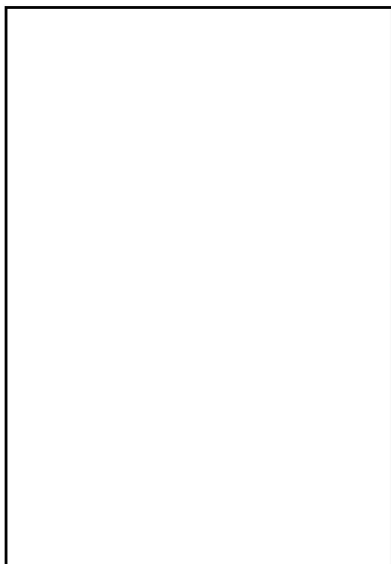


Figure 3-10: Conceptual Design for Neighborhood 4



Single-loaded streets provided along open space areas where feasible



Homes oriented to the neighborhood's park



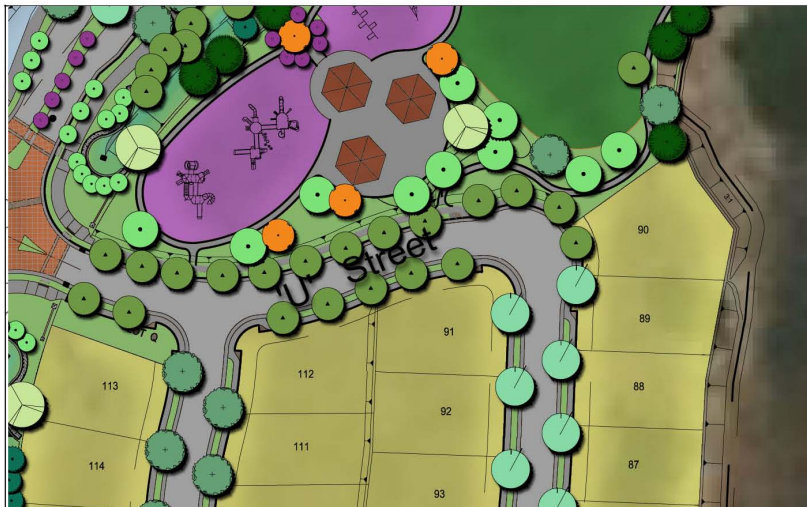
Paseo provided in the southwest corner of the neighborhood to create a linkage to southern neighborhoods

The physical design of this residential neighborhood should be guided by the following principles:

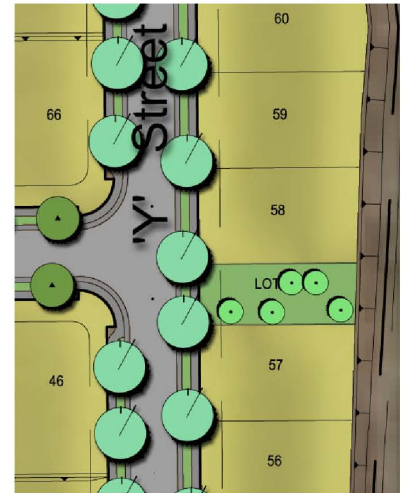
- ☐ The development pattern of streets and blocks should consist of a modified grid, as conceptually illustrated in Figure 3-10, with the roadway network responding to entry points from the Central Boulevard and edges of the open space preserve.
- ☐ Two automobile access points should be provided along the western edge of the neighborhood from the Central Boulevard, one of which should open onto a park.
- ☐ Where feasible, a single-loaded roadway should be provided along the neighborhood's north-eastern boundary where adjacent to open space, allowing homes to front on to this feature.
- ☐ ~~In order~~ Paseos should be incorporated at select locations to create view corridors ~~throughout the neighborhood as shown on Figure 3-10, paseos should be sited strategically to respond to the street layout and development pattern. Where paseos are used to create a view/access corridor from the neighborhood's edge to its interior to adjacent open space, and where feasible, the paseos~~ should be aligned with ~~a streets~~ to create a linear, unobstructed passageway.
- ☐ To enhance permeability in and out of the neighborhood, automobile access points and paseos should be enhanced with landscape corridors and pedestrian lotting patterns and corresponding home siting should utilize minor paseos and garage lanes to create additional linear view corridors and passageways from the neighborhood's interior to edge roadways and open space areas.
- ☐ Homes should be oriented to the park, both through lotting pattern and building placement, such that front doors, porches, and fenestration frame the space and activate the streetscape.
- ☐ A paseo should be provided in the southeast corner of the neighborhood, which provides a linkage from this neighborhood to the neighborhood across Ingram Slough to the south via a pedestrian bridge.
- ☐ ~~Homes should be oriented to the linear parkways along the Central Boulevard, as well as to the open space areas along Ingram Slough, such that front doors, porches, or other features activate these edges and visually integrate them with the entire neighborhood.~~
- ☐ Where residential units back onto open space areas, paseos or live-end cul-de-sacs should be provided at regular intervals, which are aligned with the street network and provide visual and physical access to the open space.



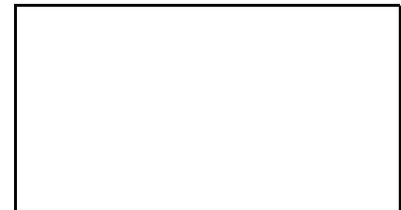
- ❑ ~~At least three different housing types should be provided throughout the neighborhood, including either single family detached, single family attached, or multi family attached, as provided for in Section 4.2 of this GDP. This could include a mixture of lane loaded homes, paired homes, cluster homes, and attached townhomes or stacked flats.~~
- ❑ The distribution of housing types through the neighborhood should be seamless, as conceptually illustrated in Figure 3-10. Each street and/or block should be designed to accommodate different housing types, such that no visual barriers are created within the neighborhood.
- ❑ Fencing along the Central Boulevard should be ~~limited,~~ provided where needed to provide privacy for individual yards, but designed in a manner that ~~does not create~~ a hard-visually attractive edge. Fencing along open space areas should provide privacy for individual yards, but should be designed in a manner that does not create a hard edge along this feature. (See Section 7.3 for fence requirements.)



Location and design of street networks ~~and~~ paseos, ~~and garage lanes~~ create view corridors through neighborhood ~~from Central Boulevard to open space areas~~



Paseos aligned with streets as an extension of the internal roadway network to the neighborhood edge.



~~Village Center's multi-family homes integrated with single family neighborhood with all units fronting on to a common street~~

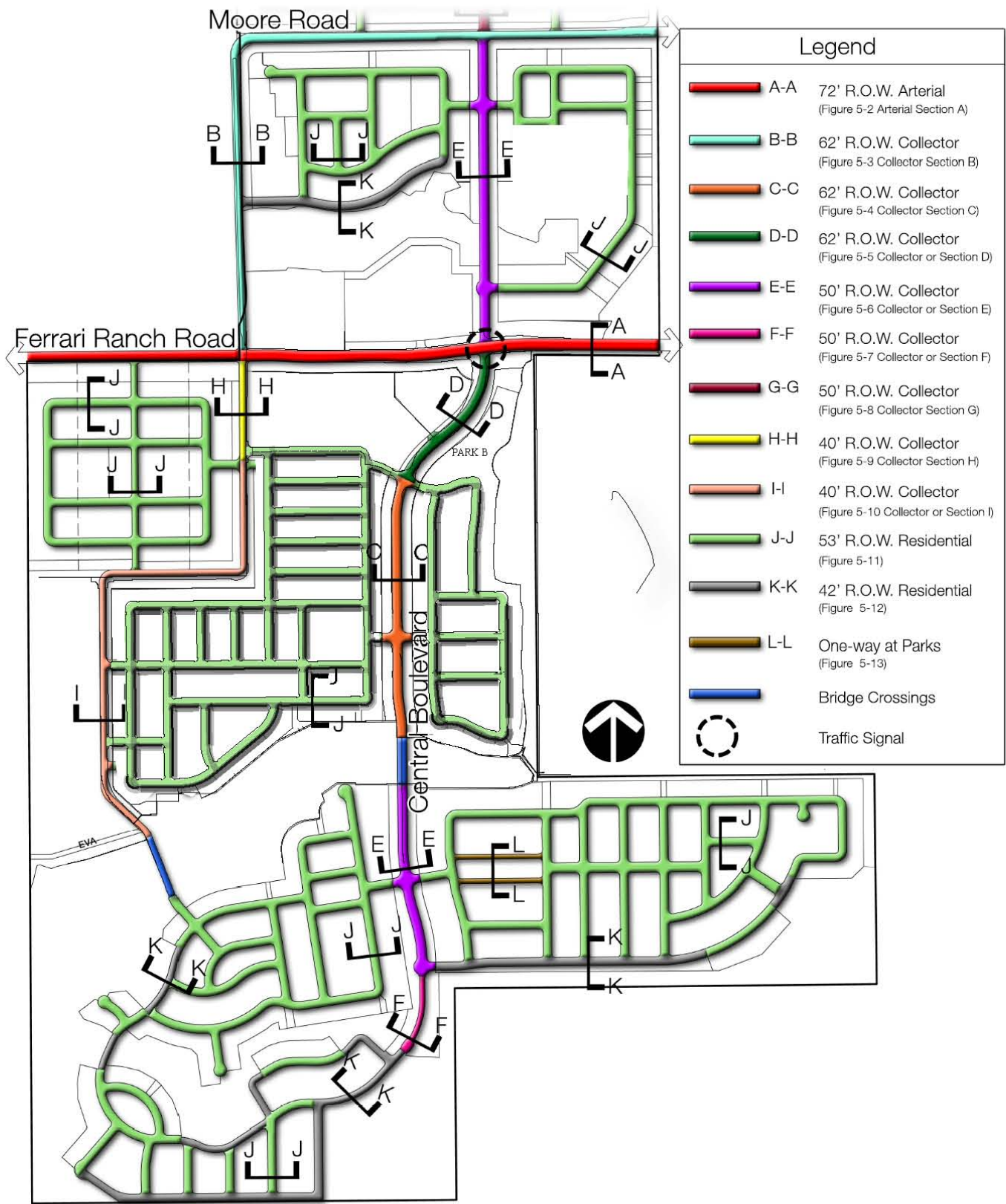


Figure 3-14: Roadway Plan





Figure 3-15: Pedestrian and Bikeway Plan

## 3.5 Parks and Recreation Plan

As outlined in the Village 7 Specific Plan, parks and open space facilities provide a full range of active and passive recreational opportunities for residents. Parks are sited strategically throughout the community, with typically at least one park space provided within each neighborhood, placing these amenities in walkable distance from most homes. Several types of park and recreation facilities are planned, which include a community park, a neighborhood park, several mini parks, linear parkways, and paseos. The location of these facilities is illustrated on Figure 3-18, with typical concept plans provided on Figures 3-19 through 3-23. Preliminary programming for each facility is outlined on Table 3-2, which is illustrative and is not intended to be the final program for each park.

For additional information regarding parkland requirements, credits, and acreage provided for each of the Planning Areas within Village 7, refer to Section 6.2 of the Village 7 Specific Plan.

**Table 3-2: Programming for Park and Recreation Facilities**

Open Space & Park Amenities	Natural Open Space	Community Park 2	Neighborhood Park 3A	Mini Park 4A	Mini Park 4B	Mini Park 4C	Mini Park 4D	Mini Park 4E	Mini Park 4F	Mini Park 4G	Mini Park 4H	Mini Park 4I	Mini Park 4J	Mini Park 4N	Mini Park 4O	Mini Park 4P	Mini Park 4R	Mini Park 4S	Linear Park 5
Picnic/BBQ		X	X				X	X	X	X	X	X	X	X	X	X	X	X	
Tot Lot Play Equipment		X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
Adventure Play Equipment		X	X					X											
Parking Lot		X	X																
On-street Parking		X	X	X	X	X	X	X	X	X	X	X	X						
Pavilion/Picnic Shelter/Snack Bar		X	X	X	X	X	X	X	X	X	X	X	X				X		
Picnic Tables	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
Multi-Use Trail	X	X	X											X	X				X
Basketball Court		X2	X					X											
Soccer Field		X2	X																
Baseball/Softball Field			X																
Volley Ball Court			X																
Multi-Use Turf Area		X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
Sculpture/Art Work		X	X	X		X													
Restrooms		X	X																
Restroom Water Service Laterals		X	X	X	X	X	X	X				X	X						
Community Monument		X	X	X	X	X	X	X	X	X	X	X	X						
Community Garden				X		X													
Drinking Fountain (s)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
Site Furnishings (benches, trash receptacles)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Security Lighting		X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Interpretative Signage	X	X	X	X															X
Irrigation System	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Distinctive Pedestrian Entry(s)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
Drainage Easement																			X
Landscape Improvements		X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
Signage		X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Acreage	na	20.5	7.3	1.1	1.0	2.6	2.9	4.5	1.0	1.6	1.2	1.3	1.1	0.6	0.6	0.6	0.8	0.6	na



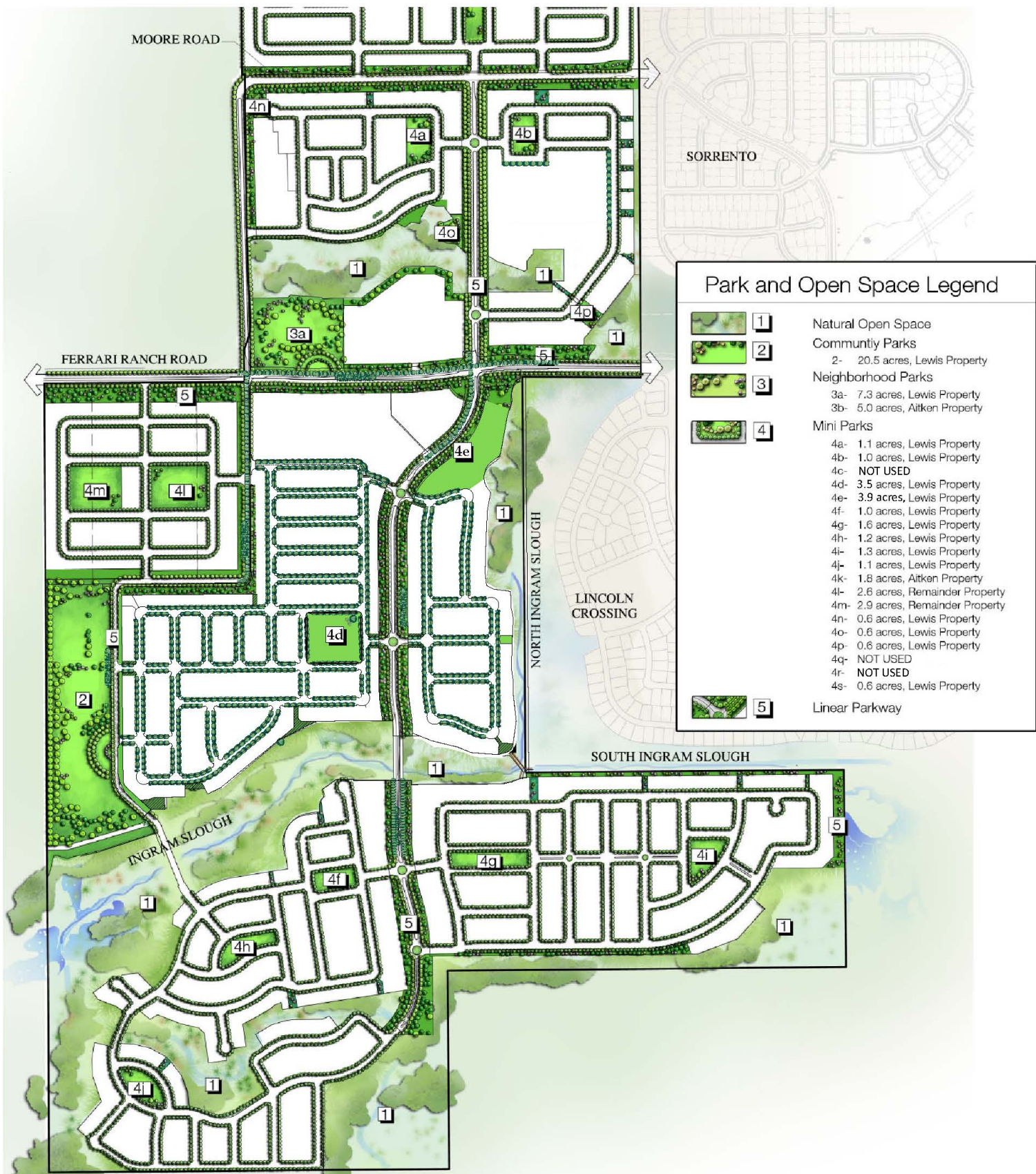


Figure 3-18: Parks and Open Space Plan



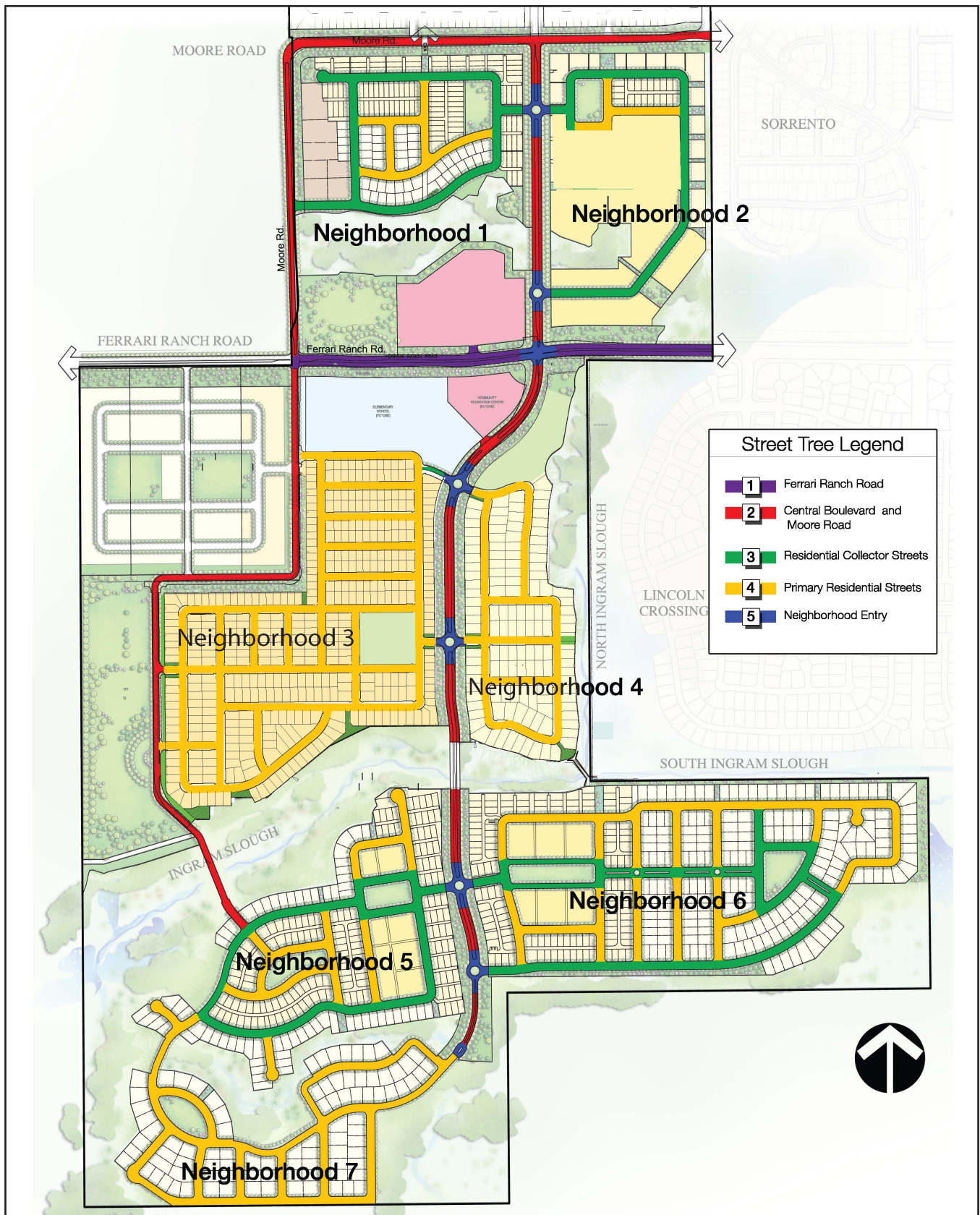


Figure 7-I.1: Street Tree Concept Plan



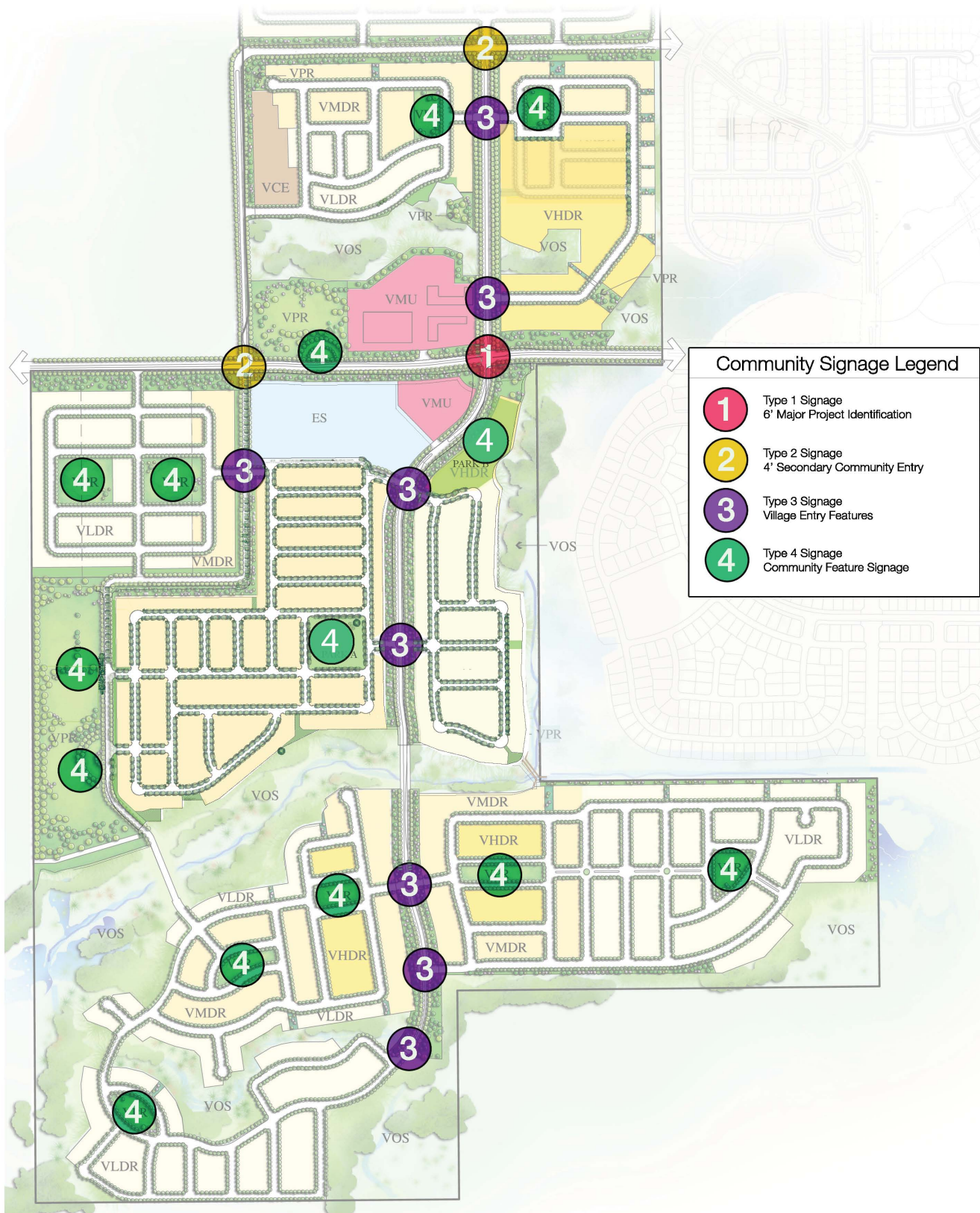


Figure 7-2.1: Community Signage Key Map



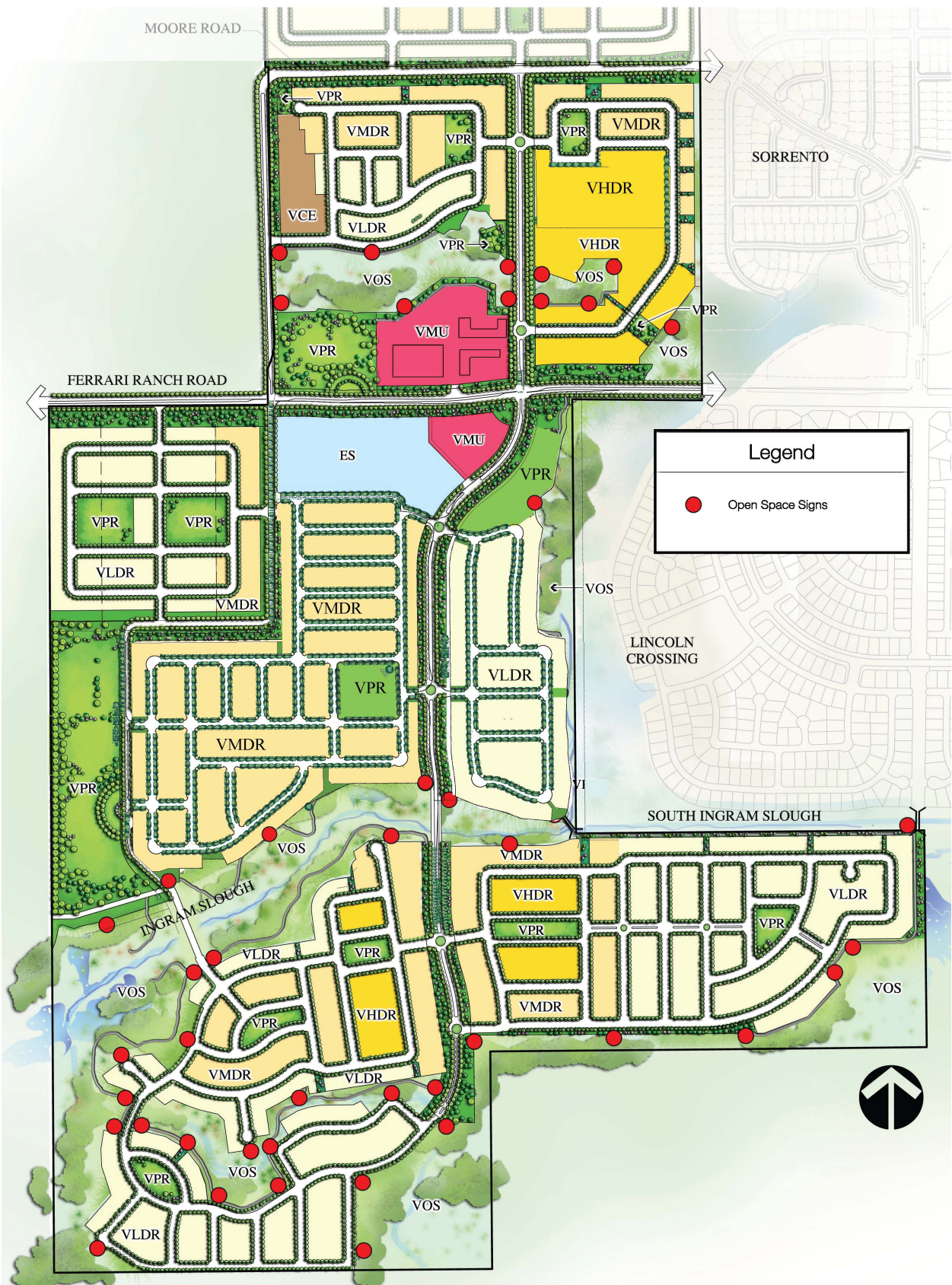
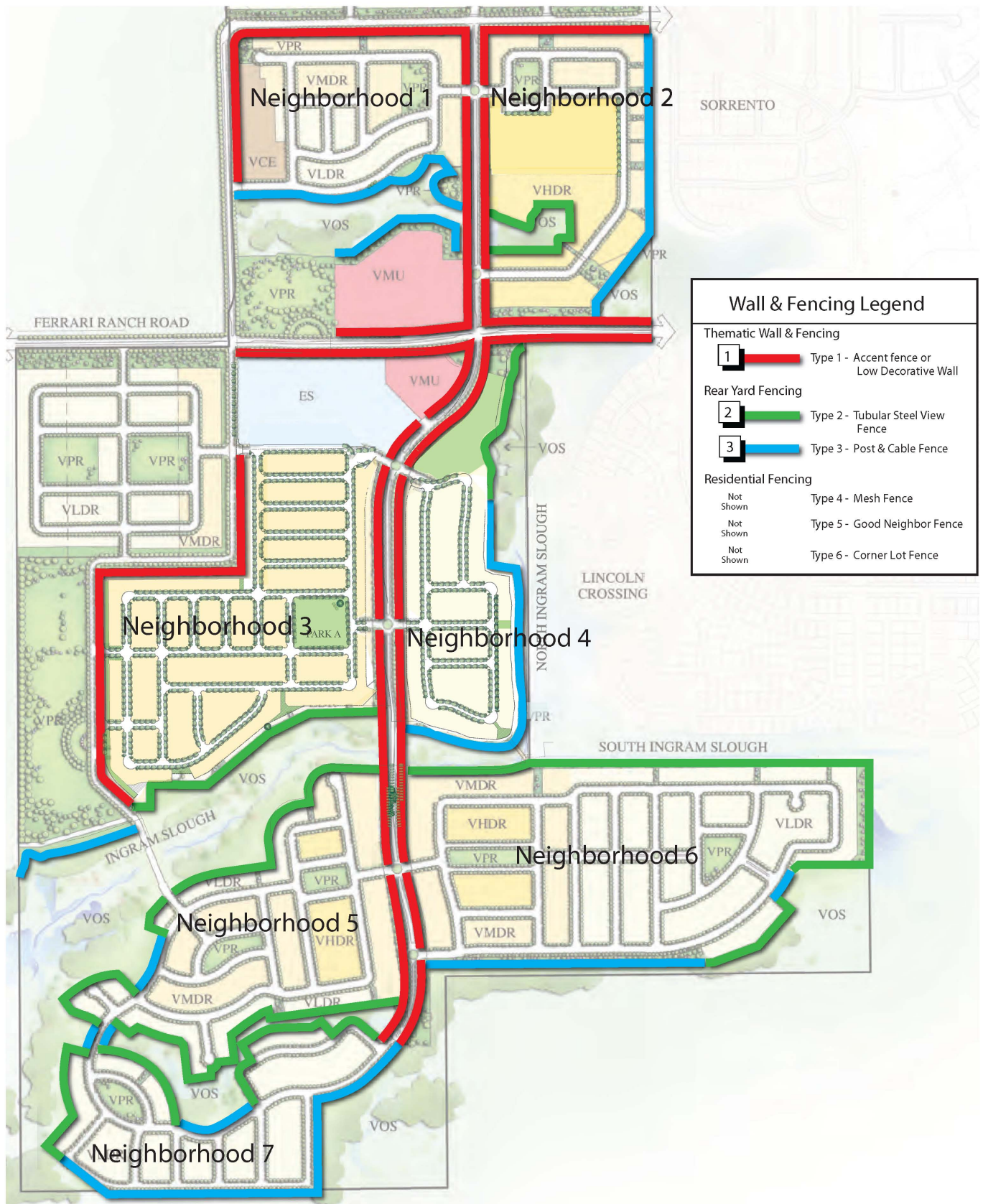


Figure 7-2.5: Open Space Signage Key Map





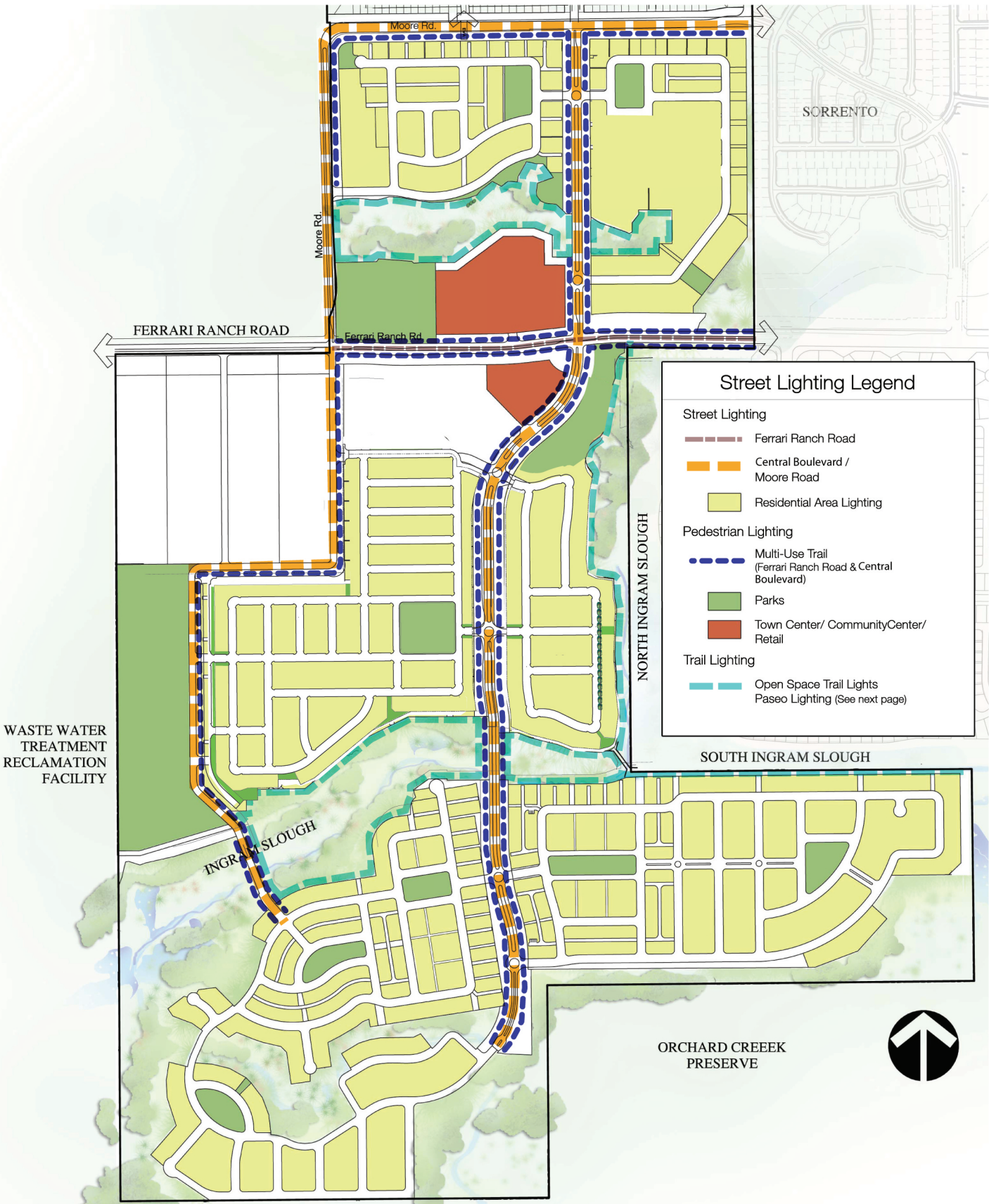


Figure 7-5.1: Street Lighting Key Map



## 7.6 Landscaped Edges and Buffers for Sensitive Areas

Several site specific conditions exist throughout the Lewis Property that warrant special landscape design and treatment. The City's wastewater treatment and reclamation facility (WWTRF) is located along the western edge of the site and a landscape edge should be designed accordingly and create an appropriate separation between the community and this facility. Additionally, a system of open space preserves are located throughout the residential neighborhoods, and the landscaping along these interfaces should provide an appropriate landscape transition between the developed and natural environment areas.

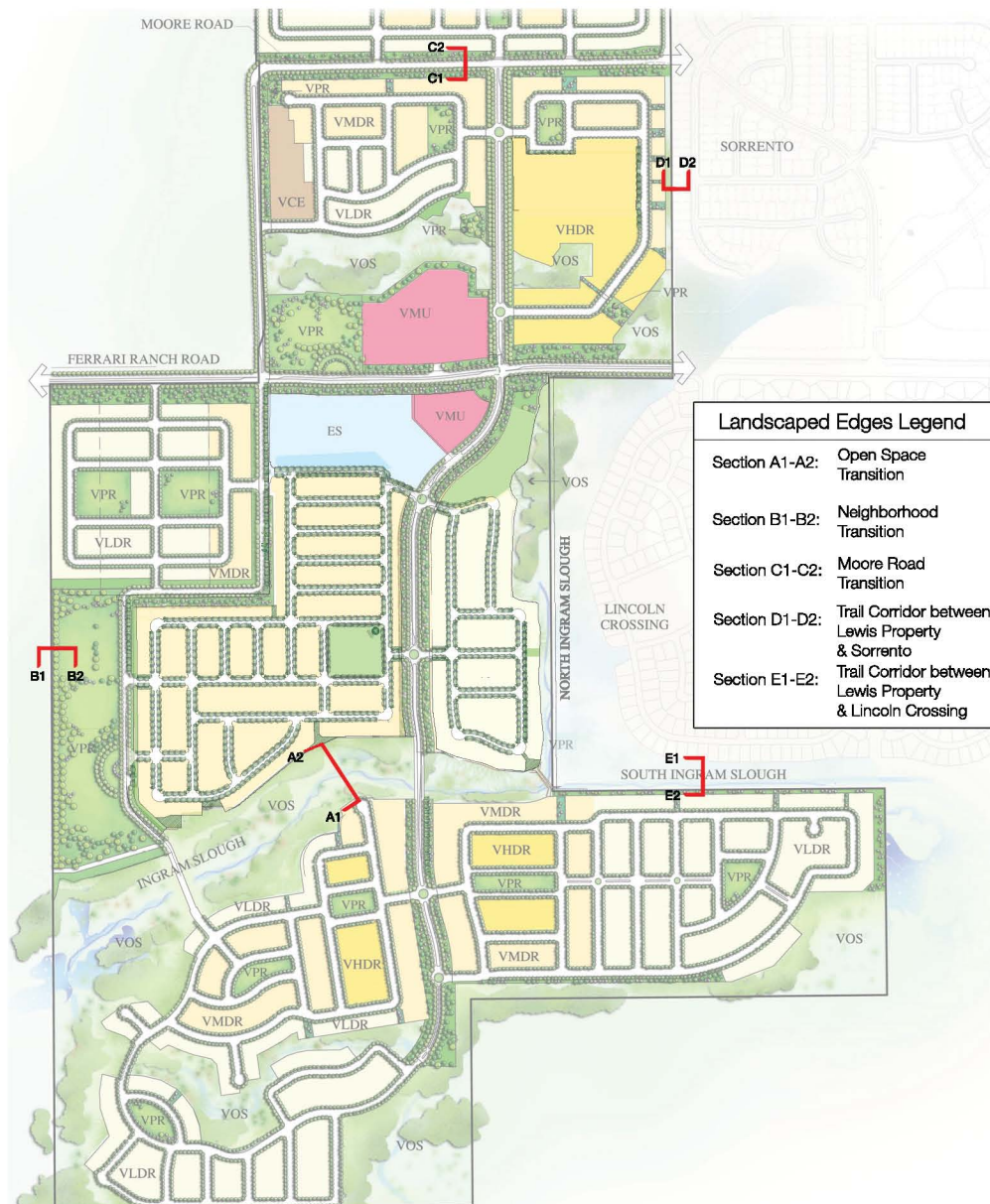


Figure 7-6.1: Landscape Edges Diagram





fencing and walls, community entry features and signage, street lighting, and other landscape corridor elements.

- ☐ Modifications to the phasing plan that do not change the overall balance of providing adequate infrastructure for the development.

Any proposed minor revision to the Village 7 GDP may, at the discretion of the Director of Development Services, be referred to the Planning Commission and City Council for action. Any decision by the Director with respect to a minor amendment to the General Development Plan may be appealed to the Planning Commission and the City Council, provided said appeal is initiated within ten (10) working days after the day on which the act or determination appealed from was made. The ten-day period for filing the notice of appeal is jurisdictional and shall not be waived.

If the Director of Development Services determines that a proposed revision does not meet the above criteria, a General Development Amendment shall be required, as outlined above for Major Amendments.

## **D. Subsequent Village Center Planning**

Prior to commencing construction within the Village Center portion of the Specific Plan, a Conceptual Development Plan shall be prepared and approved by the City. The Conceptual Development Plan shall identify proposed uses (residential, commercial, park, school, etc.), detailed circulation system (public streets, private roadways, bicycle/pedestrian routes, etc.) and the general orientation of proposed structures. The Conceptual Development Plan will serve as guidance for development, but subsequent project entitlements shall refine details and may vary from the Conceptual Development Plan as long as proposed development remains generally consistent with the form and intent of the Conceptual Development Plan. The developer may process the Village Center Conceptual Development Plan currently with or prior to City consideration of specific development projects within the Village Center.